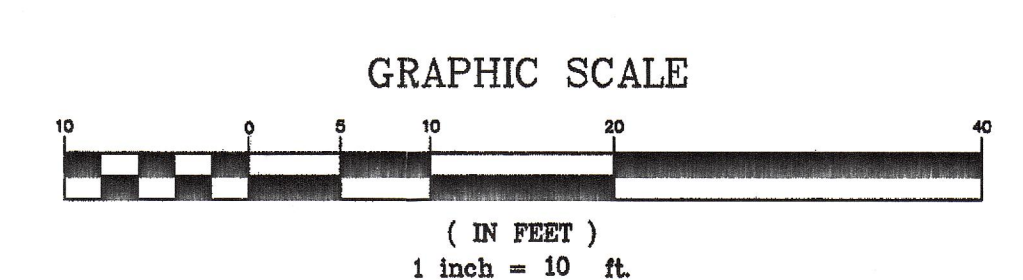


SUBDIVISION & SITE PLAN



EXISTING		PROPOSED	
---	PROPERTY LINE	---	SLOPED BITUMINOUS CURB
---	ADJUTERS PROPERTY	---	CONTOURS
---	EDGE OF PAVEMENT	---	GAS LINE
---	CONTOURS	---	SANITARY SEWER
---	BUILDING	---	STORM DRAIN
---	CURB	---	WATER LINE
---	GAS LINE	---	SILT FENCE
---	OVERHEAD WIRES	---	SFOT GRADE
---	SANITARY SEWER	---	CATCH BASIN
---	WATER LINE	---	WATER SHUT OFF
---	SEWER MANHOLE	---	WALL MOUNTED LIGHT
---	UTILITY POLE	---	CEILING MOUNTED LIGHT
---	SIGN	---	UTILITY POLE
---	FENCE	---	SURFACE DRAINAGE
---	BOUND FOUND	---	PARKING SPACE DESIGNATION
---	IRON PIPE FOUND	---	FENCE LINE
---	GATE VALVE	---	UNDERGROUND ELECTRIC
---	POLE MOUNTED LIGHT	---	FOUNDATION DRAIN
---		---	UNDERDRAIN
		---	DRIPSTRIP
		---	BUILDING
		---	BITUMINOUS PAVEMENT
		---	BARKMULCH
		---	BRICK SIDEWALK
		---	TIMBER STEPS

GENERAL NOTES

- OWNER/ DEVELOPER: PEOPLES REGIONAL OPPORTUNITY PROGRAM, 510 CUMBERLAND AVENUE, PORTLAND, MAINE 04101.
- ARCHITECT: TFH ARCHITECTS, PORTLAND, MAINE.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
- BOUNDARY AND TOPOGRAPHY TAKEN FROM "STANDARD BOUNDARY & TOPOGRAPHIC SURVEY ON ANDERSON STREET & CUMBERLAND AVENUE, PORTLAND, MAINE, MADE FOR SCOTT SOMERO, 33 8-MITH STREET, PORTLAND, MAINE," BY OWEN HASKELL, INC. PORTLAND, MAINE DATE DECEMBER 18, 2001. BENCHMARK: ELEVATIONS SHOWN ARE BASED ON CITY DATUM.
- ZONE: EXISTING R-6 RESIDENTIAL, TO BE REZONED TO ZONE R-1.
- TAX MAP REFERENCE: MAP 22, BLOCK L, LOTS 19, 20 & 21.
- TOTAL PARCEL: 4,810 s.f.
- BUILDING SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- NO OPEN SPACE OR PUBLIC USE AREA ARE INCLUDED IN THIS SUBDIVISION.
- RESIDENTIAL UNITS TO BE SERVICED BY PUBLIC GAS, SEWER AND WATER.
- POWER, TELEPHONE AND CABLE ARE TO BE OVER-HEAD.
- DURING CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE FOR TRASH REMOVAL. AFTER CONSTRUCTION TRASH WILL BE STORED IN BARRELS IN THE PARKING AREA FOR COLLECTION BY PROP. PERSONNEL.
- CALL DIG-8SAFE (1-800-225-4911) PRIOR TO BEGINNING WORK.
- SOILS, AS SHOWN IN "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY SOILS CONSERVATION SERVICE, ARE CLASSIFIED AS HINCKLEY SOILS (3 % - 8% SLOPES).
- DURING CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE FOR SNOW REMOVAL. AFTER CONSTRUCTION OWNER IS TO REMOVE SNOW FROM THE SITE AS NEEDED.
- EXISTING SIDEWALKS OR CURBS DAMAGED DURING CONSTRUCTION ARE TO BE REPAIRED TO CITY STANDARDS.
- ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
- SEWER SERVICE CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM PUBLIC WORKS.
- ANY CURBING TO BE REMOVED THAT IS NOT REUSED REMAINS THE PROPERTY OF THE CITY OF PORTLAND. CURBING THAT IS REMOVED AND NOT REUSED WILL BE TAKEN TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.

ZONING REQUIREMENTS

ZONE: R-1 - COMPACT URBAN RESIDENTIAL OVERLAY ZONE
 PERMITTED USES: RESIDENTIAL USES AS PERMITTED IN THE R-6 ZONE THAT COMPLY WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

1. MINIMUM LOT SIZE:	NONE
2. MINIMUM STREET FRONTAGE:	NONE
3. MINIMUM YARD DIMENSIONS:	NONE, EXCEPT THAT ON LOTS OR PORTIONS OF LOTS WHICH ABUT A LOT UNDER SEPARATE OWNERSHIP WITH EXISTING RESIDENTIAL DEVELOPMENT, THE SIDE OR REAR SETBACKS OF THE R-6 ZONE SHALL APPLY IN AREAS ADJACENT TO SUCH ABUTTING RESIDENTIAL LOT. IN NO CASE, HOWEVER, SHALL THIS PROVISION REQUIRE A SETBACK SUCH THAT THE DISTANCE BETWEEN THE EXISTING RESIDENTIAL BUILDING AND THE PROPOSED NEW RESIDENTIAL STRUCTURE EXCEED THE COMBINED SETBACKS OF THE RESPECTIVE ZONES.

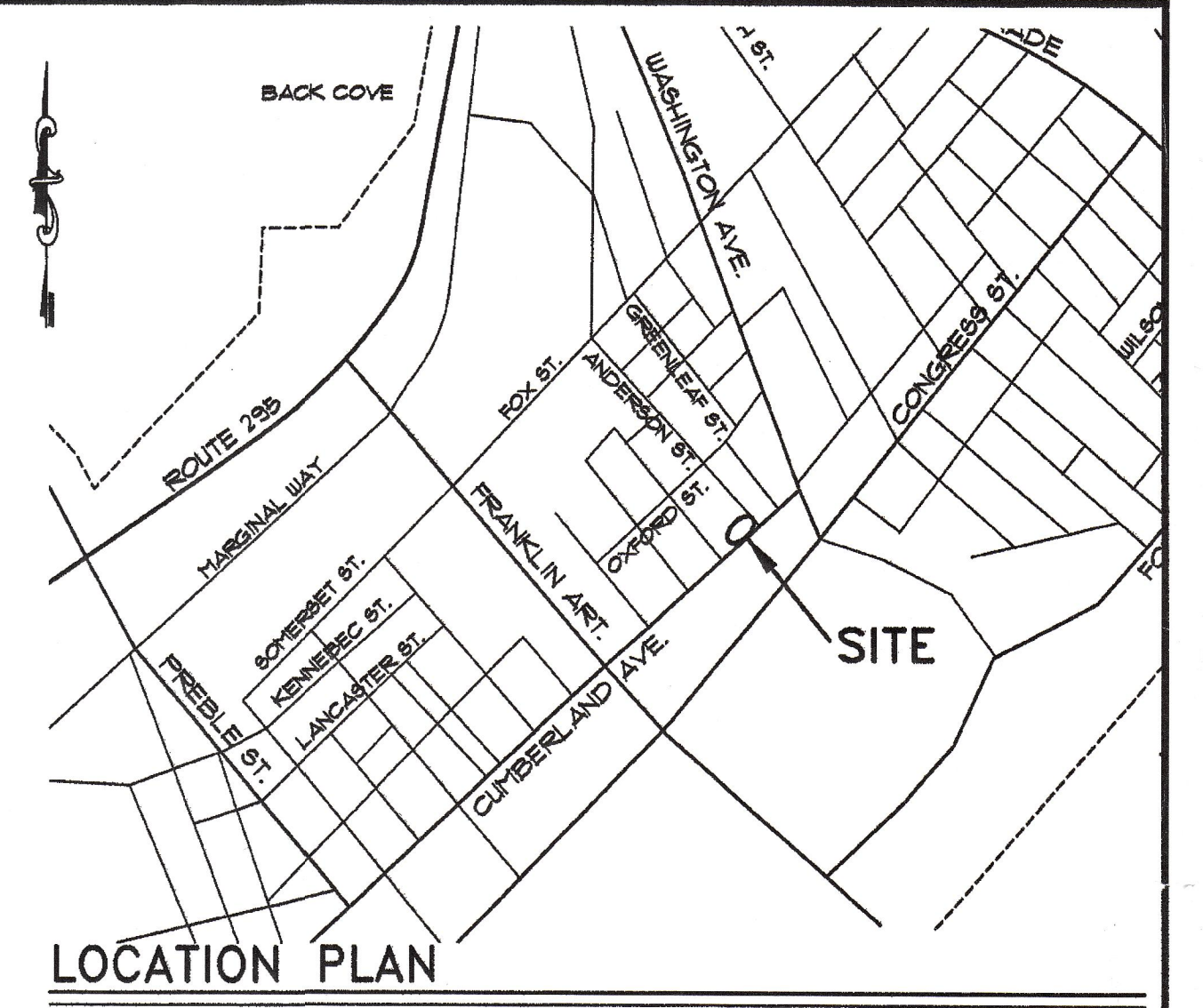
ABUTTING R-6 YARD REQUIREMENTS:

REAR YARD:	20 FEET
SIDE YARD:	10 FEET
3 STORY STRUCTURE:	10 FEET

THE WIDTH OF ONE SIDE YARD MAY BE REDUCED ONE FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN 10 FEET.

4. MAXIMUM LOT COVERAGE:	100%
5. MAXIMUM RESIDENTIAL DENSITY:	125 s.f. PER DWELLING UNIT
6. MAXIMUM BUILDING HEIGHT:	30 FEET

PARKING: 1 PARKING SPACE PER DWELLING UNIT



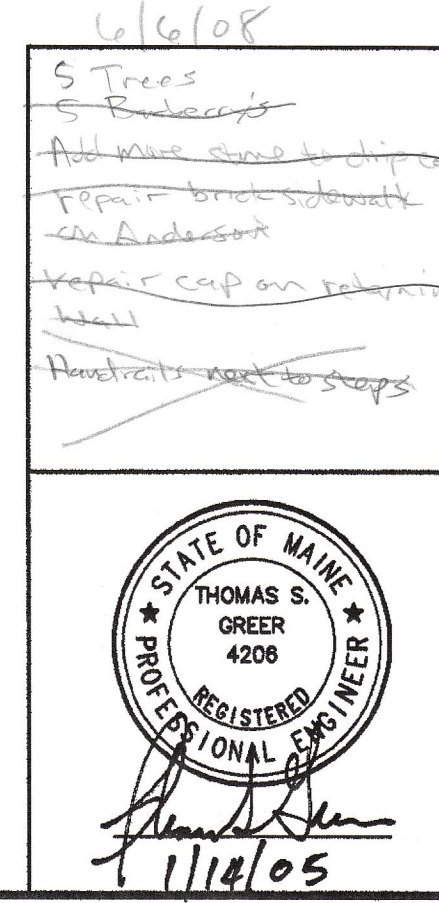
**CITY OF PORTLAND
 SITE PLAN AND SUBDIVISION NOTES**

- LANDSCAPING SHALL MEET THE "ARBOICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPED RAMP AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

SUBDIVISION PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. 620005
 3 of Approval: 8/27/04



REV.	DATE	DESCRIPTION
5	1/14/05	REV'D BUILDING FOOTPRINT & UTILITIES
4	12/03/04	TFH 50% REVISIONS
3	8/2/04	REV'D BUILDING FOOTPRINT
2	9/4/02	CHANGED ONSITE WIRE UTILITIES TO UNDERGROUND
1	7/26/02	REV'D PER CITY REVIEW

PENINSULA COMMUNITY LP II
 510 CUMBERLAND AVE., PORTLAND ME

CUMBERLAND STREET
 PORTLAND, MAINE

PINKHAM & GREER
 CONSULTING ENGINEERS, INC.
 FALMOUTH, MAINE

SUBDIVISION PLAN

SCALE: AS SHOWN	DRN BY: NRA/JDC
DATE: JUNE 18, 2002	DESG BY: TSG
PROJECT: 02163	CHK BY: TSG

C1

C:\Users\Projects\2002\02163-PROP ANDERSON-CUMBERLAND.dwg 02163-NEW BASE FROM TFH.dwg, C1, 1/14/2005 3:25:34 PM, PLOT DATE: 7/25/02, FILE SCALE: 1"=10', CAD FILE: 01417

